

१०० रुपयां पाव हा

दि ११/०९/२०२२

मावणी

१०० रुपयां पाव हा

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मावणी ११/०९/२०२२

मावणी नाव विकल्प

मावणी नाव विकल्प क्रमांक ११/०९/२०२२

मावणी नाव विकल्प करारनामा

मावणी नाव विकल्प करारनामा क्रमांक ११/०९/२०२२

मावणी नाव

१०० रुपयां पाव हा

मावणी नाव

१०० रुपयां पाव हा

मावणी नाव

मावणी

१०० रुपयां पाव हा

मावणी नाव विकल्प करारनामा क्रमांक ११/०९/२०२२  
११/०९/२०२२

सह दुय्यम निर्बंधक वर्ग - २  
ठगे क्र. ३

मावणी नाव विकल्प करारनामा क्रमांक ११/०९/२०२२

मावणी नाव विकल्प करारनामा क्रमांक ११/०९/२०२२

मावणी नाव विकल्प करारनामा क्रमांक ११/०९/२०२२

१) मावणी नाव विकल्प करारनामा क्रमांक ११/०९/२०२२

मावणी नाव विकल्प करारनामा क्रमांक ११/०९/२०२२

मावणी नाव विकल्प करारनामा क्रमांक ११/०९/२०२२

२) मावणी नाव विकल्प करारनामा क्रमांक ११/०९/२०२२

मावणी नाव विकल्प करारनामा क्रमांक ११/०९/२०२२

मावणी नाव विकल्प करारनामा क्रमांक ११/०९/२०२२

पत्रकाराची लही  
मुळ दस्तऐवज परत मिळाला  
द. दि. ठगे-३

Receipt (pavti)

75/17295

Thursday, September 29, 2022

12:26 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 19230 दिनांक: 29/09/2022

गावाचे नाव: नेरुळ

दस्तावेजाचा अनुक्रमांक: टनन3-17295-2022

दस्तावेजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: राजेश गुरलमल नागपाल - -

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹ 1840.00

पुण्याची संख्या: 92

एकूण:

₹. 31840.00

आपणाम मूळ दस्त, थ्रॉटेल प्रिंट, मुची-२ अदाजे  
12:40 PM ह्या वेळेस मिलेल.



Joint Sub Registrar Thane 3

सह दुय्यम निबंधक वर्ग - २

ठाणे क्र. ३

वाजार मूल्य: ₹. 16775591.91/-

मोवदला ₹. 31100000/-

भरलेले मुद्रांक शुल्क: ₹. 1866000/-

1) देयकाचा प्रकार: DHC रकम: ₹. 1840/-

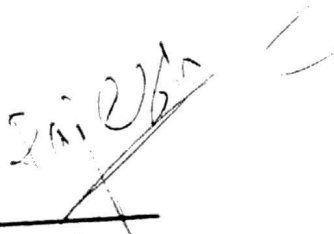
ईडी/धनादेश/पे ऑर्डर क्रमांक: 2809202215253 दिनांक: 29/09/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹. 30000/-

ईडी/धनादेश/पे ऑर्डर क्रमांक: MH008476494202223E दिनांक: 29/09/2022

बँकेचे नाव व पत्ता:



पक्षकाराची सही

मुळ दस्तावेज परत मिळाला

दु. नि. ठाणे-२

## सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

दस्त क्रमांक : 17295/2022

नोदणी :

Regn:63m

## गावाचे नाव : नेरुळ

1) विक्रयानुसार प्रकार	करारनामा
2) मालकी क्र.	31100000
3) विक्रय मूल्य/मालकी करानुसार दस्तावेजाच्या प्रतिलिपि देणेची किंवा पट्टेदार न समूह करणे.	16775591.91
4) इतर कोणत्याही प्रकारचे अंमलबजावणी (अमल्यास)	1) पालिकेचे नाव नवी मुंबई मनपा इतर वर्णाने, इतर माहिती: विभाग क्र. 26 /314, दर मूल्य रु.1,22,900/- वर्ना चौरस मीटर,सदनिका क्र.1002,10 वा मजला,दि डॉमस इमारत, प्लॉट नं. 23,सेक्टर - 40,नेरुळ,नवी मुंबई,क्षेत्रफळ - 102.984 चौरस मीटर कारपेट क्षेत्रफळ(एक्स्क्लूडिंग 15.200 चौरस मीटर डेक क्षेत्रफळ).(( Plot Number : 23 ; SECTOR NUMBER : 40 ; ) )
5) क्षेत्रफळ	1) 118.184 चौ.मीटर
6) अंमलबजावणी किंवा नुई देण्यात असेल तेव्हा	
7) इतर कोणत्याही प्रकारचे अंमलबजावणी किंवा नुई देण्यात असेल तेव्हा पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा दस्तावेजाच्या प्रतिलिपि देणेची किंवा पट्टेदार न समूह करणे.	1) नाव:-मै. अरामस रीयल्टी एलएलपी तर्फे नियुक्त भागीदार रोहित महादेव पटेल - - वय:-29; पत्ता:-प्लॉट नं. -, माला नं. -, इमारतीचे नाव:-, ब्लॉक नं. -, रोड नं. ऑफ नं. 5 - 7, दि डॉमस इमारत, प्लॉट नं. 23, सेक्टर - 40, नेरुळ, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-ABGFA3000R
8) इतर कोणत्याही प्रकारचे अंमलबजावणी किंवा नुई देण्यात असेल तेव्हा पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा दस्तावेजाच्या प्रतिलिपि देणेची किंवा पट्टेदार न समूह करणे.	1): नाव:-गजेश गुरुलमल नागपाल - - वय:-51; पत्ता:-प्लॉट नं. -, माला नं. -, इमारतीचे नाव:-, ब्लॉक नं. -, रोड नं. सदनिका क्र. 201, जय गुरुदेव को - ऑफ हौसिंग सोसायटी लि., प्लॉट नं. 6, ऑफ. पाम वीच रोड, सूरज हॉस्पिटल सेक्टर - 1, मानपाडा, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AADPN1645H
9) इतर कोणत्याही प्रकारचे अंमलबजावणी दिनांक	29/09/2022
10) इतर कोणत्याही प्रकारचे अंमलबजावणी दिनांक	29/09/2022
11) अनुक्रम क्र.खंड व पृष्ठ	17295/2022
12) वाजाराभावाप्रमाणे मुद्राक शुल्क	1866000
13) वाजाराभावाप्रमाणे नोदणी शुल्क	30000
14) इतर	

सह दुय्यम निबंधक वर्ग - १  
ठाणे क्र. ३

अंमलबजावणी विभागाने पत्तिलेखा तपशील -

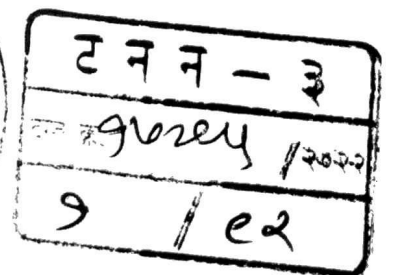
अंमलबजावणी नियमनुसार अंमलबजावणी

(ii) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )		29 September 2022, 11:56:36 AM दन नं ३	
सं. 2022/8292/68			
प्लॉट क्र. 2/22	2/22	दर	
प्लॉट	दर	वास्तुका/ठाणे	
सूचना क्र. 26/3/1	26/3/1	निरुळ नोड सेक्टर नंबर 40	
सूचना विभाग	निरुळ नोड सेक्टर नंबर 40	सर्व्हे नंबर न भू क्रमांक	
सूचना नाव	Navi Mumbai Municipal Corporation		
<b>वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.</b>			
खुला जमीन	निवासी सदनिका	कार्यालय	दुकाने
136900	122900	136900	153500
औद्योगिक	मोजमापनाचे एकक		
136900	चौ मीटर		
<b>बांधीव क्षेत्राची माहिती</b>			
बांधीव क्षेत्राची माहिती	129998 चौ. मीटर	मिळकतीचा वापर -	निवासी सदनिका
बांधीव क्षेत्राची माहिती	129998 चौ. मीटर	मिळकतीचे वय -	0 TO 2 वर्षे
बांधीव क्षेत्राची माहिती	129998 चौ. मीटर	मजला -	5th to 10th Floor
बांधीव क्षेत्राची माहिती	129998 चौ. मीटर	मिळकतीचा प्रकार -	बांधकामाचा दर -
बांधीव क्षेत्राची माहिती	129998 चौ. मीटर	बांधकामाचा दर -	कार्पेट क्षेत्र -
बांधीव क्षेत्राची माहिती	129998 चौ. मीटर	बांधीव	Rs 26620 -
बांधीव क्षेत्राची माहिती	129998 चौ. मीटर	बांधीव	118.18 चौ. मीटर
S. 17(1) & 17(2) Sale			
S. 17(1) & 17(2) Sale			
S. 17(1) & 17(2) Sale			
S. 17(1) & 17(2) Sale			
मिळकतीचा दर	= 105 / 100 Apply to Rate = Rs 129045 -		
मिळकतीचा दर	= (वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी + खुल्या जमिनीचा दर		
मिळकतीचा दर	= (129045 - 55200) * (100 + 100%) + 55200		
मिळकतीचा दर	= Rs 129045 -		
A) मिळकतीचा मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र		
मिळकतीचा मूल्य	129045 * 129998		
मिळकतीचा मूल्य	Rs 16775591.91 -		
Applicable Rates	3/18/19		
<b>एकत्रित अंतिम मूल्य</b>	A + B + C + D + E + F + G + H + I + J = 16775591.91 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs. 16775592 - = एक करोड सटसष्ट लाख पंच्याहत्तर हजार पाच शें व्याणव -		



CHALLAN  
MTR Form Number-6



GRN	444302223E	BARCODE	Date	28/09/2022-20:12 06	Form ID	25 2
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Department	Inspector General Of Registration	Payer Details				
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)				
Office Name	THN3_THANE NO 3 JOINT SUB REGISTRAR	PAN No.(If Applicable)	AADPN1645H			
Location	THANE	Full Name	RAJESH GURALMAL NAGPAL			
Year	2022-2023 One Time	Flat/Block No.	FLAT NO 1002 10TH FLOOR THE DOMUS			
		Premises/Building	BUILDING			

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
00144401 Stamp Duty	1866000.00	PLOT NO 23 SECTOR 40	NERUL NAVI MUMBAI		4 0 0 7 0 6
001444301 Registration Fee	30000.00				

Remarks (If Any)	
PAN2=ABGFA3000R-SecondPartyName=ARAMUS	REALTY
LLP-CA=31100000	
Amount In	Eighteen Lakh Ninety Six Thousand Rupees Only
Words	
Total	18.96.000.00

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details	Bank CIN	Ref. No	69103332022092910144	2769140092	
Cheque/DD No	Bank Date	RBI Date	28/09/2022-20:12:47	Not Verified with RBI	
Name of Bank	Bank-Branch		IDBI BANK		
Name of Branch	Scroll No	Date	Not Verified with Scroll		

Document ID: 444302223E to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No.: 8097203605



277-3  
29/09/2022  
2/12

Sr No	Defacement No.	Defacement Date	Userid	Defacement Amount
1	0004195155202223	29/09/2022-12 26 22	IGR115	30000.00

**AGREEMENT**

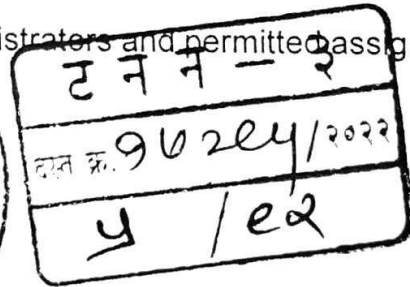
ARTICLES OF AGREEMENT made at Navi Mumbai this 29<sup>th</sup> day of September 2022 BETWEEN .

**M/S. ARAMUS REALTY LLP** (holding its PAN No. ABGFA3000R) a Limited Liability Partnership Firm registered under the provisions of Limited Liability Partnership Act , 2008 , having its Office at Shop No: 5-7, The Domus, Plot No: 23, Sector No . 40 , Seawoods , Navi Mumbai - 400706, through its Designated Partner/s **MR. ROHIT MAHADEV PATEL** , hereinafter referred to as the "PROMOTERS " (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, executors, administrators and permitted assigns, including those of the respective partners) of the ONE PART

AND

**MR. RAJESH GURALMAL NAGPAL** (PAN NO.AADPN1645H) Adult, Indian Inhabitant, residing at Flat No. 201, Jai Gurudev Co-op. Hsg. Soc. Ltd., Plot No.6, Off. Palm Beach Road, Opp. Suraj Hospital, Sector -1, Sanpada, Navi Mumbai -400 705, hereinafter referred to as " THE PURCHASER/S /ALLOTTEE/S" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include his/his/her/his/her/his/her administrators and permitted assigns) of the OTHER PART :

WHEREAS:



1. The City and Industrial Development Corporation of Maharashtra Limited is a Government Company within the meaning of the Companies Act, 1956, (hereinafter referred to as "The Corporation/CIDCO Ltd") having its registered office at "Nirmal", 2nd floor, Nariman Point, Mumbai - 400 021. The Corporation has been declared as a New Town Development Authority, under the provisions of sub sec. (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVIII of 1966, hereinafter referred to as 'the said Act') for the New Town of Navi Mumbai by Government of Maharashtra in the exercise of its powers of the area designated as Site for New Town under sub-section (1) of Section 113 of the said Act.

*[Handwritten signature]*

*[Handwritten signature]*

2. The State Government has acquired land within the designated area of Navi Mumbai and vested the same in the Corporation by an order duly made on their behalf as per the provisions of Sec.113 of the said Act.

3. By virtue of being the Development Authority, the Corporation has been empowered under Section 118 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act.

4. By an Agreement to Lease dated 10th September, 2018 executed between CIDCO Ltd. and the Promoters herein, the CIDCO Ltd. granted the Promoters a lease in respect of Plot No. 23, Sector- 40, in Village/ Site Nerul, Navi Mumbai, admeasuring 1281.59 Square meters or thereabouts (hereinafter referred to as the said plot) and which is more particularly described in the First Schedule hereunder written. The said Agreement to Lease is registered with the Sub-Registrar of Assurances under Serial No. TNN3-12739 of 2018 dated 11-09-2018.

5. In the above circumstances, the Promoters are entitled to develop the said plot by constructing Residential cum Commercial Building as per the Building plans sanctioned by the concerned Authority.



Residential cum Commercial Building  
Sanctioned by the concerned Authority  
Date: 10/09/18  
E / e2

6. The Promoters, through their Architect ATUL PATEL, having his Office address The Landmark, Plot no. 26A, Sector 7, Kharghar, Navi Mumbai – 410 210, have prepared building plans by utilizing the permissible FSI, by proposing to construct a Residential cum Commercial Building on the said plot. The Promoters have submitted to NMMC and other authorities the building plans, specifications and designs for the said plot. The NMMC had sanctioned the Building plans, specifications and designs submitted by the Promoters and granted its Commencement Certificate and Development permission vide its letter dated 27-12-2018 having reference no. NMMC/TPO/ BP/2018C NMMC1427 /5134/2018, to construct a Residential cum Commercial Building of Ground and upper floors. However, subsequent thereto, the Promoters have prepared and submitted to NMMC and other authorities the revised building plans, specifications and designs for the said plot by utilizing the entire permissible FSI, by proposing to construct

*[Handwritten signature]*

*[Handwritten signature]*

the designated area of Navi  
an order duly made on that  
ct.

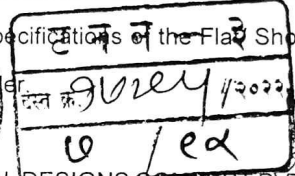
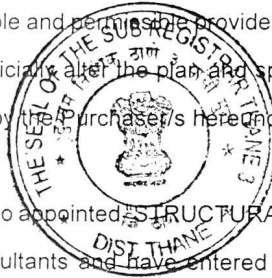
the Corporation has been  
pose off any land acquired by  
osal approved by the State

ber, 2018 executed between  
Ltd. granted the Promoters a  
age! Site Nerul, Navi Mumbai,  
s (hereinafter referred to as the  
n the First Schedule hereunder  
ed with the Sub-Registrar of  
dated 11-09-2018.

ntitled to develop the said plot  
ng as per the Building plans

EL, having his Office address  
ar, Navi Mumbai – 410 210,  
ossible FSI, by proposing to  
the said plot. The Promoters  
ding plans, specifications and  
ctioned the Building plans,  
Promoters and granted its  
mission vide its letter dated  
18C NMMC1427 /5134/2018,  
of Ground and upper floors  
prepared and submitted to  
specifications and designs  
by proposing to construct

Residential cum Commercial Building on the said plot and obtained from NMMC an Amended Commencement Certificate dated 18-03-2019, having reference no. NMMC/TPO/BP /2019CNMMC14862/1111/2019 to construct a Residential cum Commercial Building consisting of Ground and upper floors (hereinafter referred to as the said Layout) and further The Promoters has obtained an Amended Commencement Certificate dated 30.06.2022 having reference No. NMMC / TPO /BP/2013/2022 from NMMC , to construct a Residential cum Commercial Building consisting of Ground and upper floors (hereinafter referred to as the said Layout). The copy of Amended Commencement Certificate dated 18-03-2019 and 30.06.2022 is annexed hereto and marked as Annexure " A 1 " and " A 2 ". The Purchaser/s is / are informed and is aware and hereby accepts that the Promoters are free and entitled to amend and/or modify the said plans and add to the said Building as may be possible and permissible provided however that the same does not in any manner prejudicially alter the plan and specifications of the Flat/Shop agreed to be purchased by the Purchaser/s hereunder.



7. The Promoters have also appointed "STRUCTURAL DESIGNS CONCEPT PVT. LTD." as Structural Consultants and have entered into standard Agreement for carrying out the construction of the said Building/s and also have entered into standard agreement with the Architect for preparing plans of the said Building/s.

8. The said plot is earmarked for the purpose of building a Residential cum Commercial Project/Building consisting of Ground + 18 upper Floors, where under (i) Ground Floor is reserved for Shops, (ii) First Floor is partly reserved for Car parking and partly for Offices, (iii) Second Floor is reserved for Car parking, (iv) Third Floor is reserved for Car parking, (v) Fourth Floor is reserved for Garden/ Amenity space, (vi) Fifth Floor to Seventeenth Floor is for Residential Flats and (vii) Eighteenth Floor for Fitness Centre, Swimming pool and Changing Room. The Project shall be known as "THE DOMUS" (hereinafter referred to as the said Building/Project).

9. The Promoters have registered the Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 with the Real Estate Regulatory Authority at Mumbai on 14-01-2019 under registration no. P51700019222. The copy

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*Rajesh*

*Rajesh*



of the Certificate of Registration of the Project is annexed hereto and marked as Annexure "B".

10. By a Deed of Mortgage dated 24-10-2018 executed between the Promoters herein (as the Mortgagor/ Borrower), as the Co-Borrowers AND Indiabulls Housing Finance Ltd. (as the Lender), the Promoters herein along with the other Co-Borrowers, had availed Loan from the said Indiabulls Housing Finance Ltd. by mortgaging the said plot together with the present and future FSI that shall be available on the said plot and the Structures / assets thereon along with the structures and premises constructed or to be constructed thereon and upon such terms and conditions as mentioned therein. The said Deed of Mortgage is registered with Sub Registrar of Assurances under Serial No. TNN3 - 14815 - 2018 dated 24-10-2018.

11. The Promoters had repaid the said entire loan amount to the said Indiabulls Housing Finance Ltd. and the Promoters have received from the said Indiabulls Housing Finance Ltd., the No Dues Certificate, vide letter dated 30-08-2019. A copy of the said No Dues Certificate dated 30-08-2019 issued by Indiabulls Housing Finance Ltd. is annexed hereto and marked as Annexure "C".

12. Further, in response to the Promoter's application for grant of Mortgage NOC, CIDCO Ltd., vide its letter dated 07-10-2019, bearing ref. no. CIDCO/ ESTATE-1 /2019/8000037649/3409, has issued Mortgage NOC granting its permission / No objection to the Promoters herein for mortgaging the said plot to AU Small Finance Bank Limited in lieu of the loan availed from the said AU Small Finance Bank Limited upon such terms and conditions as mentioned therein.

13. Thus, pursuant to the Promoters obtaining the Mortgage NOC dated 07-10-2019 from CIDCO Ltd. and the Sanction Letter dated 29-07-2019 from AU Small Finance Bank Limited, by an Indenture of Mortgage dated 11-10-2019 executed between the Promoters herein (as the Lender) and AU Small Finance Bank Limited (as the Mortgagor), the Promoters herein have availed construction Finance of Rs. 24,00,00,000/- (Rupees Twenty Four Crores Only) from the said AU Small Finance Bank Limited inter alia by mortgaging the said Plot together with the premises



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2/22

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*Rajesh*

constructed / to be c  
assets & other prop  
Mortgage and upon  
Indenture of Mortgag  
No. 16160-2019 date

14. The Promoters ha  
grant of its No Objec  
Promoters have rece  
required No Objection  
Objection Letter issue  
hereto and marked as

15. In the above circun  
the said Plot, are entitl  
the building plans sanc

16. The Promoters have  
that the Promoters will  
for Residential and Com  
modifications thereto as  
be approved by the con  
said development will al

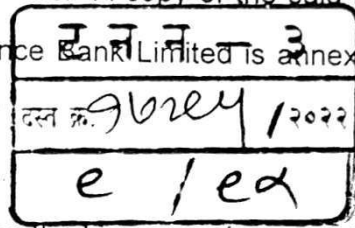
17. The Purchaser/s h  
Architect and the Purch  
building plans from time  
and/or all other concern  
at any time and from ti  
annexed hereto and ma

18. The Promoters have  
Plot in accordance with  
Certificate dated 18-03-

*[Handwritten signature]*

constructed / to be constructed in the said Project, along with the other moveable assets & other properties more particularly described in the said Indenture of Mortgage and upon such terms and conditions as mentioned therein. The said Indenture of Mortgage is registered with Sub Registrar of Assurances under Serial No. 16160-2019 dated 11-10-2019.

14. The Promoters has applied to the said AU Small Finance Bank Limited for the grant of its No Objection for sale of the said premises. In response thereto, the Promoters have received from the said AU Small Finance Bank Limited the required No Objection for the sale of the said premises. A copy of the said No Objection Letter issued by the said AU Small Finance Bank Limited is annexed hereto and marked as Annexure "D".



15. In the above circumstances, the Promoters, being the Licensees in respect of the said Plot, are entitled to develop the said plot by constructing building/s as per the building plans sanctioned by the concerned authority.

16. The Promoters have informed the Purchaser/s and the Purchaser/s is/are aware that the Promoters will develop the said Plot by constructing building/s to be used for Residential and Commercial purpose and as per the sanctioned plans, with such modifications thereto as the Promoters may from time to time determine and as may be approved by the concerned local bodies and/or authorities. The Schedule of the said development will also be determined by the Promoters, at their own discretion.

17. The Purchaser/s has/have seen the approved plans as prepared by the Architect and the Purchaser/s is/are aware that the Promoters may change the said building plans from time to time and/or as may be required by NMMC/CIDCO Ltd. and/or all other concerned authorities while giving the approval to the same and/or at any time and from time to time thereafter . A Layout Plan of the said plot is annexed hereto and marked as Annexure "E" .

18. The Promoters have now commenced construction of the Building on the said Plot in accordance with the sanctioned plans as per Amended Commencement Certificate dated 18-03-2019 and 30.06.2022 . The Promoters shall continue the

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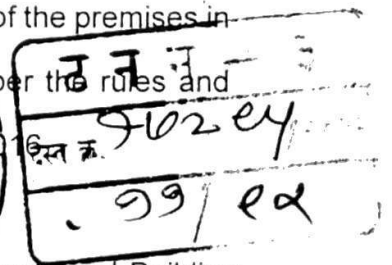
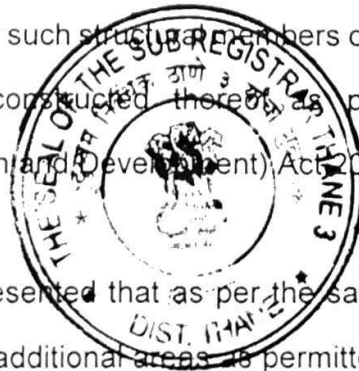
*[Handwritten signature: Rajesh]*

viii. All other relevant documents, letters, papers and writings referred to herein.

b. All plans sanctioned by CIDCO Ltd. and other authorities, the designs, specifications, etc. submitted to NMMC and other authorities as required under the provisions of the Real Estate (Regulation and Development) Act, 2016 and the rules and regulations made thereunder, including the Amended Commencement Certificate dated 18-03-2019 and 30.06.2022 .

c. The Purchaser/s has/have examined the foregoing Agreements and relevant documents, letters, papers and writings, inspection of which, the Promoters have given to him/her/them and got him/her/them satisfied.

21. On satisfying himself/herself/themselves about the plans and after the perusal of various deeds and documents, specifically referred to herein above and after satisfying himself/herself/themselves as regards the other terms and conditions including the Title of the Promoters to the said plot, the Purchaser/s hereby agree/s to purchase Flat No. 1002 , on the 10<sup>th</sup> Floor , admeasuring **102.984 Square meters (Carpet Area) + 15.200 Sq.Mtrs. Deck area** or thereabouts in the Project /Building known as " **THE DOMUS**" to be constructed on the said plot (hereinafter referred to as the said Premises and which is more particularly described in the Second Schedule hereunder written) for a total consideration of **Rs.3,11,00,000/- (RUPEES THREE CRORE ELEVEN LAKHS ONLY)**. The Typical floor plan of the said Premises is annexed hereto & marked as Annexure "G". This carpet area is inclusive of unfinished wall surfaces, area under RCC Column and shear wall and other such structural members of the premises in the Building on the said Plot being constructed thereon, as per the rules and regulations of Real Estate (Regulation and Development) Act 2016.



22. The Promoters have further represented that as per the sanctioned Building plans, NMMC has sanctioned certain additional areas as permitted under GDCR . The Promoters have paid necessary premium/charges to NMMC for getting the sanction of the said additional areas from NMMC. The aforesaid additional areas

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are fused to the said premises. However, the Promoters have not charged any additional consideration for the aforesaid additional areas from the Purchaser/s.

23. The Purchaser/s has/have seen and approved the Building and floor plan, and have understood the nature and quality of construction to be provided in the said premises as per the general specifications and amenities to be provided in the said premises. The Promoters have informed the Purchaser/s and the Purchaser/s is/ are aware that the Promoters shall not provide any internal amenities, fixtures or fittings within the Flats/ Shops/ Offices and the same shall be in bare shell condition.

24. The parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter.

25. Both, the Promoters and the Purchaser/s, hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the Project.

26. Now both the parties are desirous of recording the terms and conditions of these presents so reached between them.

NOW IT IS HEREBY AGREED, DECLARED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

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दिनांक १७/०२/२०२०  
१२/२२

**1. ACT AND RULES GOVERNING THE AGREEMENT:**

This Agreement shall always be subject to the provisions contained in the Real Estate (Regulation and Development) Act, 2016 (RERA) or any amendment therein or re-enactment thereof for the time being in force or any other provisions of law applicable from time to time and the rules framed thereunder. Under the provisions contained in the Real Estate (Regulation and Development) Act, 2016, the Promoters are the Promoters and all references herein shall be read and construed accordingly. The said Real Estate (Regulation and Development) Act, 2016 shall be



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hereinafter referred to as the "A" referred to as the "Rules".

**2. INSPECTION OF DOCUMENTS**

The Purchaser/s has/have inspected the relevant documents required to be provided by the Real Estate (Regulation and Development) Act, 2016 and the Purchaser/s has/have visited the project site and made themselves familiar with the terms and conditions of all documents and other concerned authorities. All the documents and paid by the Purchaser/s as required by the concerned authorities or the Promoters.

**3. ADDITIONS AND ALTERATIONS**

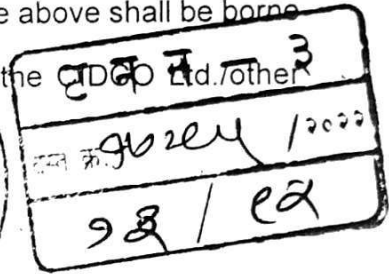
The Promoters shall under normal circumstances in accordance with the said plans and specifications of NMMC and other concerned authorities as permissible under the Act and the rules framed thereunder in the sanctioned plans, layout plans and specifications as the case may be, without the need for the consent of the Allottee(s). Provided however, in the layout plans are required by the concerned authorities, alterations, shall be carried out only with the consent of the Purchaser(s)/Allottee(s) and the Promoters shall not raise any objection against the said alterations. Further that the Promoters may make such alterations as required by NMMC /CIDCO Ltd./MahaNagarik and the Real Estate (Regulation and Development) Act, 2016 or law governing the development of the project. The said revised plans and specifications shall be provided to the Purchaser/s.

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hereinafter referred to as the "Act" and the Rules framed there under shall be referred to as the "Rules".

## 2. INSPECTION OF DOCUMENTS AND SITE VISIT:

The Purchaser/s has/have inspected the Agreements, Sanctioned Plans and other relevant documents required to be given by the Promoter under the provisions of the Real Estate (Regulation and Development) Act, 2016 in respect of the said plot and the Purchaser/s has/have visited the site of construction and made himself/herself/ themselves familiar with the terms and conditions imposed by CIDCO Ltd. and other relevant authorities. The Purchaser/s bind/s himself/herself/ themselves to adhere with terms and conditions of all documents/correspondence with CIDCO Ltd. and other concerned authorities. All the liabilities pertaining to the above shall be borne and paid by the Purchaser/s as and when demanded by the CIDCO Ltd./other concerned authorities or the Promoter.



## 3. ADDITIONS AND ALTERATIONS

The Promoters shall under normal conditions construct building/s on the said plot in accordance with the said plans and specifications duly approved and sanctioned by NMMC and other concerned authorities. It is agreed that the Promoters shall, save as permissible under the Act and the Rules, not make any additions and alterations in the sanctioned plans, layout plans in respect of the said premises, plot or building, as the case may be, without the previous written consent of the Purchaser(s)/ Allottee(s). Provided however, in case if any change, additions, alterations in the layout plans are required by the sanctioning Authority, then such additions, alterations, shall be carried out without seeking any prior permission from the Purchaser(s)/Allottee(s) and the Purchaser(s)/Allottee(s) shall not challenge, dispute or raise any objection against the said changes in the sanctioned plans. Provided further that the Promoters may make such minor additions or alterations as may be required by NMMC /CIDCO Ltd./other concerned Authorities as per the provisions of the Real Estate (Regulation And Development) Act, 2016 or any other act, statute or law governing the development of the said Plot. The Promoters shall keep the said revised plans and specifications at the office of the Promoters for inspection of the Purchaser/s.

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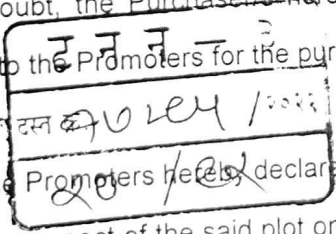
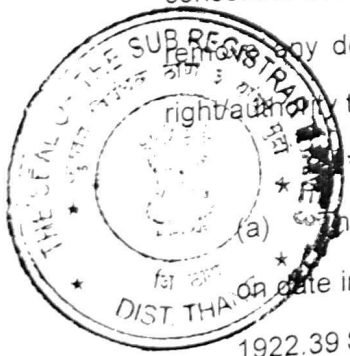
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case of the mortgage of the said premises, the balance amount of money... the Purchaser(s)/Allottee(s) shall be returned by the Promoter... Purchaser(s)/Allottee(s) within 45 days of such cancellation without any... Provided however, such refund amount, if any, shall be governed by the... provisions of clause 6 (b) hereof. In this case, the Purchaser/s will not be... any claim/taxes paid by them or demand Registration charges, Stamp... interest paid by them. In the event of such Cancellation, the Promoter... entitled to resell the said premise to such third person/party, as the Promoter... deem fit, necessary and proper.

10. The Promoters shall provide internal amenities, fixtures or fittings within... and the same shall be in bare shell condition provide the common amen... facilities as per the List of Internal and Common Amenities annexed her... marked ANNEXURE " H "

**11. RIGHTS OF THE PROMOTERS TO AMEND THE LAYOUT AND AMENDMENT IN SANCTION PLANS AND TO UTILIZE THE FSI/ADDITIONAL FSI/TDR OR ANY INCREMENTAL FSI:**

The Purchaser/s hereby agree/s, declare/s and confirm/s that the Promoter... have irrevocable rights for the purpose as set out herein below & the Promoter... be entitled to exercise the same as if Purchaser/s has/have given prior... consent to the Promoters as required under the said Act. However, with a... any doubt, the Purchaser/s hereby confer/s upon the Promoter... right/authority to the Promoters for the purpose as set out herein below:



(a) The Promoters hereby declare that the Floor Space Index available... on date in respect of the said plot on the basis of 1.5 FSI is 1281.59... 1922.39 Sq. meters and the Promoters have planned to utilize the entire... Space Index of 1922.39 Sq. meters (as per Amended Comment... Certificate, Total BUA is 1919.878 Square meters) by availing the FSI at... as mentioned in the Development Control Regulation which are applicable... the said Project. The Promoters have disclosed the Floor Space Index... basis of 1.5 FSI is 1922.39 Sq. meters as proposed to be utilized by...

the said plot in the said Project and... agreed to purchase the said premises... sale of premises to be carried out... FSI and on the understanding that... Promoters only.

(b) Save as mentioned in Clause... declare that no part of the said FSI... utilized by the Promoters elsewhere... whatsoever. The Promoters... FSI/TDR/Additional FSI as may... part thereof at present or in future... on the said plot in accordance with... think fit and proper.

(c) In case the said FSI is... the Promoters shall furnish... particulars in respect of such... developing the said plot, the... or property by way of floating... of such FSI shall be disclosed.

(d) The Promoters have... is/are aware that the Promoter... Building/s to be used for... as shall be permitted as per... thereto as the Promoters... approved by the concerned... said development will be at... discretion.

(e) Without modifying the... entitled to amend, modify...

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such sign-boards as well as neon light, and the Purchaser/s of such display space shall install separate electric-meter for neon-light and shall also bear and pay the Government taxes directly or through the society. The Purchaser/s of the Display space shall not contribute any other outgoings to the said Society. The Purchaser(s)/ Allottee(s) herein shall not object in any manner and shall co-operate with the Purchaser/s of such Display space as admitting him/her/them as nominal member of the said Society. The Purchaser/Society will honor the agreement/understanding between the Promoters and holder of Display space. The Promoters can display their Company name/logo and put neon sign/hoarding/display at the suitable place of the said Building and the Purchaser/s/Society will not object it, without being liable to pay any compensation, consideration to the Society or its members. The Promoters shall install separate Electric Meter for neon-light and shall bear and pay the charges as per the Bills for the electricity consumed thereof directly to the concerned Authority. The Promoters/their sister concern will not contribute any other outgoings to the Society. The Promoters/ their agents shall be allowed to enter into the said plot at all reasonable time for the maintenance of the said sign/hoarding/display put at the suitable place of the said Building.

27. This Agreement shall always be subject to the provisions contained in Real Estate (Regulation and Development) Act, 2016 or any amendment or re-enactment thereof for the time being in force or any other provisions of law applicable thereto.

**28. NOTICES AND CORRESPONDENCE.**

28 (a) All notices to be served on the Purchaser/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser/s by prepaid post under Certificate of Posting at his/her/their address specified below:-

Address: Flat No. 201, Jai Gurudev Co-op. Hsg. Soc. Ltd., Plot No.6, Off. Palm Beach Road, Opp. Suraj Hospital, Sector -1, Sanpada, Navi Mumbai -400 705.

28 (b) In case if the Purchaser/s changes his/her/their address specified herein then and in that event, the Purchaser/s shall intimate by Registered AD Letter, the new address or Email-address and shall cause the Promoters to rectify their records by



277-3  
Duly 1/2023  
Ye led

Rajesh

Rajesh

Rajesh

**THE FIRST SCHEDULE ABOVE REFERRED TO**

(Description of the said plot)

All that piece and parcel of land bearing Plot No. 23, Sector- 40, in Village/ Site Nerul, Navi Mumbai, admeasuring 1281.59 Square Meters or thereabouts and bounded as follows that is to say:

- |                           |   |                     |
|---------------------------|---|---------------------|
| On or toward the North by | - | Plot no. 22         |
| On or toward the South by | - | 30 Meters Wide Road |
| On or toward the East by  | - | 15 Meters Wide Road |
| On or toward the West by  | - | Plot no. 7.         |

**THE SECOND SCHEDULE ABOVE REFERRED TO:**

(Description of the said premises)

Flat No. 1002, on the 10<sup>th</sup> Floor , admeasuring 102.984 Square meters (Carpet Area) + 15.200 Sq.Mtrs. Deck area in the Building/Project Known as "THE DOMUS" constructed on Plot No. 23, Sector- 40, in Village/ Site Nerul, Navi Mumbai, admeasuring 1281.59 Square Meters or thereabout and which is more particularly described in the First Schedule herein above.

*[Handwritten signature]*

*[Handwritten signature]*



YEAR FIRST HEREIN ABOVE WRITTEN.  
SIGNED, SEALED AND DELIVERED BY

BY THE WITHINNAMED "PROMOTER"

M/S. ARAMUS REALTY LLP

THROUGH ITS DESIGNATED PARTNER/S

MR. ROHIT MAHADEV PATEL

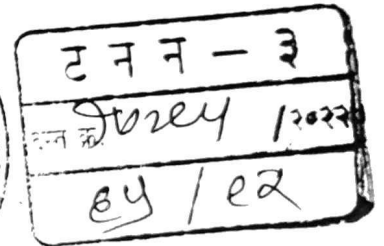


IN THE PRESENCE OF

1. Jyoti Hiren. Jyoti AHirani

2. Rajendree pol

SIGNED, SEALED AND DELIVERED



BY THE WITHINNAMED "PURCHASER/S"

MR. RAJESH GURALMAL NAGPAL

~~Rajesh~~



IN THE PRESENCE OF.....

1. Jyoti Hiren. Jyoti AHirani

2. Rajendree pol

40, in Village/ Site  
s or thereabouts and

Road

Road

ED TO:

4 Square meters

ng/Project Known as

age/ Site Nerul, Na

t and which is more

~~Rajesh~~

RECEIPT  
THE WITHIN NAMED PURCHASERS IN  
A SUM OF Rs.3,11,00,000/- (RUPEES  
ONLY) BEING THE FULL AND FINAL SUM  
HAVE BEEN PAID BY THEM/HIM TO US

046905, Dated . 26.09.2022, Drawn on

046908, Dated . 28.09.2022, Drawn on

046909, Dated . 29.09.2022, Drawn on

046910, Dated . 30.09.2022, Drawn on

SAY RECEIVED.

ARAMUS REALTY LLP  
HIT MAHADEV PATEL  
NATED PARTNER(S)

the realization of above mentioned  
equies dishonor by the PURCHASER'S  
d Agreement shall become null and void



# नवी मुंबई महानगरपालिका

# Navi Mumbai Municipal Corporation

कार्यालय : नमुंमपा मुख्यालय, भूखंड क्र.१,  
किल्ले गांवठाण जवळ, पामबीच जंक्शन, सेक्टर -१५ए,  
सी.बी.डी. बेलापूर, नवी मुंबई - ४०० ६१४.  
दूरध्वनी : ०२२-२७५६ ७०७०/१/२/३/४/५  
फॅक्स : ०२२-२७५७७०७०

Head Office: Plot No.1,  
Near Kille Gaothan, Palmbeach Junction,  
Sector 15A, C.B.D. Belapur, Navi Mumbai -400 614.  
Tel : 022 - 2756 7070 / 1/2/3/4/5  
Fax : 022 - 2757 7070

जा.क्र.नमुंमपा/नरवि/बां.प. २०१३/२०२२  
दिनांक ३०/०९/२०२२



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३०/०९/२०२२  
६०/१६

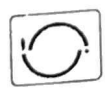
प्रति,  
मे अरामस रियल्टी एलएलपी तर्फे भागीदार श्री. रोहित महादेव पटेल व इतर (३)  
भूखंड क्र. २३, सेक्टर ४०,  
नेरुळ, नवी मुंबई.

विषय : नवी मुंबई नेरुळ नोडमधील सेक्टर ४०, भूखंड क्र. २३ या भूखंडात निवासी व वाणिज्य वापराकरीता सुधारीत बांधकाम परवानगी देणेबाबत  
संदर्भ : आपले वास्तुविशारद मे. अतुल पटेल यांचा दिनांक २३/०९/२०२२ रोजी प्राप्त अर्ज.

महोदय,

नवी मुंबई नेरुळ नोडमधील सेक्टर ४०, भूखंड क्र. २३ या भूखंडामध्ये निवासी व वाणिज्य वापराकरीता सुधारीत बांधकाम परवानगी देणेबाबतचा प्रस्ताव महानगरपालिकेस वरील संदर्भांमधून अर्जांन्वये प्राप्त झालेला आहे. संदर्भांमधून भूखंडावर निवासी व वाणिज्य वापराकरीता सुधारीत बांधकाम परवानगी प्रस्तावास महाराष्ट्र प्रादेशिक नगररचना अधिनियम, १९६६ च्या कलम ४५(१)(३) मधील तरतुदीनुसार त्याचप्रमाणे शासनाने दि.०२/१२/२०२० च्या अधिसूचनेद्वारे मंजूर केलेल्या आणि दि.०३/१२/२०२० पासून नवी मुंबई मनपा क्षेत्रासाठी लागू असलेल्या एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीनुसार निवासी व वाणिज्य वापर हा अनुज्ञेय आहे. त्यामुळे सदरच्या भूखंडावर महाराष्ट्र महानगरपालिका अधिनियम, १९४९ च्या कलम २५३ व २५४ तसेच महाराष्ट्र प्रादेशिक नगररचना अधिनियम, १९६६ च्या कलम ४५(१)(३) मधील तरतुदीनुसार निवासी व वाणिज्य प्रयोजनासाठी तसेच सोबतच्या व प्रमाणपत्रातील १ ते ११ अटी व बांधकाम प्रारंभ प्रमाणपत्रातील पुर्तता/पालन करणेचे व खालील अटीसापेक्ष बांधकाम प्रारंभ प्रमाणपत्र मंजूर करण्यात येत आहे.

- पाणी पुरवठा व मलनिःस्सारण सुविधा आवश्यक शुल्क भरणा केल्यानंतर उपलब्ध करून देण्यात येतील.
- सार्वजनिक स्वरूपाच्या रस्त्यावर व गटारीत बांधकाम साहित्य पडणार नाही याची दक्षता घेण्यात यावी. अशाप्रकारे बांधकाम साहित्य रस्त्यावर अथवा इतर सार्वजनिक जागेवर आढळून आल्यास आपणावर कार्यवाही करणेबाबत संबंधित विभागास कळविण्यात येईल किंवा बांधकाम परवानगी रद्द करण्याबाबतची कार्यवाही सुध्दा करण्यात येईल याबाबतची नोंद घ्यावी.
- बांधकाम सुरु असताना जागेवरील रिकामे गाळे / सदनिका यांची संरक्षणाची जबाबदारी संबंधित जमिनमालक / भूखंडधारक / गाळेधारक यांची राहिल. तसेच अर्धवट बांधलेल्या जागेचा गैरवापर होऊ नये म्हणून संबंधित भूखंड धारकाने कंपनी भित्त बांधून त्या ठिकाणी अनुचित प्रकार होणार नाही याची दक्षता घ्यावी. गैरकृत्य करताना आढळल्यास संबंधितांस कायदेशिर कार्यवाही करण्यात येईल याची नोंद घ्यावी.
- भूखंड सखल भागामध्ये असल्यास जमीनीची पातळी (Ground Level) भरणी करून उंच करावा. जमीनीची पातळी ही रस्ता आणि Sewer Line यांच्या पेक्षा उंचावर असली पाहिजे. सांडपाणी, पावसाळ्याचे पाणी आणि मल यांचा निचरा योग्यपणे होऊन भूखंडामध्ये पाणी साचणार नाही अशी भूखंडाची पातळी तयार करावी.
- इमारतीचे बांधकाम मंजूर नकाशाप्रमाणे करण्यात यावे. बांधकामामध्ये फेरफार अथवा वा.जीव बांधकाम करावयाचे असल्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियमातील तरतुदीनुसार सुधारीत बांधकाम नकाशे मंजूर करून घेणे आवश्यक आहे. मंजूर नकाशा व्यतिरिक्त बांधकाम केल्यास ते कायद्यातील तरतुदीनुसार कारवाईस पात्र राहिल, याची कृपया नोंद घ्यावी.



“जन्म असो वा मरण आवश्यक नोंदणीकरण” कृ.मा.प.

NO. NMMC/TPO/BP/ 2013/ 2022

**NAVI MUMBAI MUNICIPAL CORPORATION  
AMENDED COMMENCEMENT CERTIFICATE**

DATE: 30/07/2022

NO. NMMC/TPO/BP/ 2013/ 2022

The Unified Development Control & Promotional Regulation has been sanctioned by the Govt. vide Notification dt. 2<sup>nd</sup> December 2020, which is also applicable to NMMC & came in to force with the effect of 3<sup>rd</sup> December 2020, Permission is hereby granted under Section 45(1) (iii) of the Maharashtra Regional & Town Planning Act, 1966 and Section 253 & 254 of the Bombay Provincial Municipal Corporation Act, 1949, M/s Aramus Realty LLP thru partner Shri. Rohit Mahadev Patel & Others (3), Plot No. 23, Sector No. 40 GES, Nerul, Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Building.

Plot Area = 1281.590 M<sup>2</sup>, as per UDCPR = 3.50, Proposed BUA Up Area = Res - 4190.320 + Comm - 355.068 = 4545.388 M<sup>2</sup>, Residential Cum Commercial Building, Number of unit- Res- 26, Comm - 09 Shops & 07 Offices. (As per 'p' Line Concept of Unified Development Control & Promotional Regulation)

- 1) The Certificate is liable to be revoked by the Corporation if :
  - a) The development work in respect of which permission is granted under this Certificate is not carried out or the use there of is not in accordance with the sanctioned plans.
  - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
  - c) The Municipal Commissioner is satisfied that the same is obtained by the Applicant through fraud & misrepresentation and the Applicant and / or any person deriving title through or under him, in such and event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.
- 2) **THE APPLICANT SHALL :**
  - a) The owner shall give intimation in the prescribed form in Appendix- F to the N.M.M.C. after the completion of work upto plinth level. This shall be certified by Architect with a view to ensure that the work is being carried out in accordance with the sanctioned plans. After such intimation, the construction work shall be carried out further.
  - b) Give written notice to the Municipal Corporation regarding completion of work.
  - c) Obtain an Occupancy Certificate from the Municipal Corporation.
- 3) Allow the Officers of the Municipal Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of enforcing the building control Regulations and conditions of this Certificate.
 

The structural design, building materials, plumbing services, fire protection, electrical installation etc. shall be in accordance with the provision (except for provision in respect of floor area ration) as prescribed in the National Building Code amended from time to time by the Indian Standard institutions.
- 4) The Certificate shall remain valid for a period of one year from the date of issue and can be further revalidated as required under provision of Section M.R. & T. P. Act, 1966. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act, 1966.
- 5) The condition of this Certificate shall not be binding not only on the Applicant but also its successors and every person deriving title through or under them
- 6) A certified copy of the approved plans shall be exhibited on site and the Name Board showing name of Owner, Architect, Builder & Structural Engineer, Ward No., Sector No., Plot No., Area of Plot No., of flats, Built-up Area, Commencement Certificate No. & Date shall be installed on site.



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दस्तावेज  
Arey / 10/22  
30/07/2022

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    - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
    - c) The Municipal Commissioner is satisfied that the same is obtained by the Applicant through fraud & misrepresentation and the Applicant and / or any person deriving title through or under him, in such and event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.
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**NAVI MUMBAI MUNICIPAL CORPORATION**  
**AMENDED COMMENCEMENT CERTIFICATE**

NO. NMMC/TPO/BP/ <sup>2013</sup> 72022

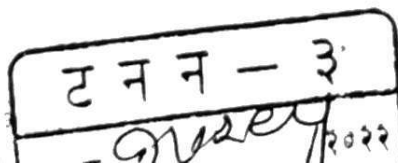
DATE: 30/06/2022

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- 6) A certified copy of the approved plans shall be exhibited on site and the Name Board showing name of Owner, Architect, Builder & Structural Engineer, Ward No., Sector No., Plot No., Survey No., Area of Plot No., of flats, Built-up Area, Commencement Certificate No. & Date shall be installed on site.





नवी मुंबई

महानगरपालिका



Navi Mumbai

Municipal Corporation

कार्यालय : नमुंमपा मुख्यालय, भूखंड क्र. १,  
फिल्स्ते गांधीनगर जवळ, पामबीच जंक्शन, सेक्टर १५ ए,  
सी.बी.डी. बेलापुर, नवी मुंबई - ४००६१४,  
दूरध्वनी : ०२२-२७५६७०७० / १ / २ / ३ / ४ / ५  
फॅक्स : ०२२-२७५७३७८५ / २७५७७०७०

Head Office : Plot No. 1,  
Near Kille Gaothan, Pal:abeach, Junction  
Sector 15A, C.B.D. Belapur, Navi Mumbai- 400 614  
Tel : 022 - 2756 7070 / 1/2/3/4/5  
Fax : 022 - 27573785 / 27577070

जा. क्र. नमुंमपा./नरवि./वां.प./ 20191CNMMC14862/0999 / 2019  
दिनांक - १८/०३/२०१९

प्रति,  
मे. अरामस रिअल्टी एलएलपी, तर्फे भागीदार श्री. रोहित महादेव पटेल व इतर (३),  
भूखंड क्र. २३, सेक्टर क्र. ४०,  
नेरुळ, नवी मुंबई.

**प्रकरण क्र. 20191CNMMC14862**

विषय - भूखंड क्र. २३, सेक्टर क्र. ४०, नेरुळ, नवी मुंबई या जागेत निवासी व वाणिज्य कारणासाठी सुधारित बांधकाम परवानगी देणेबाबत.

संदर्भ - आपला वास्तुविशारद यांचा दि. १५/०२/२०१९ रोजीचा प्राप्त अर्ज.

महोदय,

भूखंड क्र. २३, सेक्टर क्र. ४०, नेरुळ, नवी मुंबई या जागेत निवासी व वाणिज्य कारणासाठी सुधारित बांधकाम परवानगी देणेबाबतचा प्रस्ताव महानगरपालिकेस वरील संदर्भांमधील पत्रान्वये प्राप्त झालेला आहे. संदर्भांमधील जागेत निवासी उपयोगासाठी बांधकाम परवानगी मुंबई प्रांतिक अधिनियम, १९४९ च्या कलम २५३ व २५४ तसेच महाराष्ट्र प्रादेशिक नगररचना अधिनियम, १९६६ च्या कलम ४५(१) (३) मधील तरतुदीनुसार सदर पत्रातील १ ते ६ अटी व बांधकाम प्रारंभ प्रमाणपत्रातील पुर्तता/पालन करणेचे अटीसापेक्ष प्रकरणी बांधकाम प्रारंभ प्रमाणपत्र मंजूर करण्यात येत आहे.

पाणी पुरवठा व मलनिःस्सारण सुविधा आवश्यक शुल्क भरणा केल्यानंतर उपलब्ध करून देण्यात येतील. सार्वजनिक स्वरूपाच्या रस्त्यावर व गटारीत बांधकाम साहित्य पडणार नाही याची दक्षता घेण्यात यावी. अशाप्रकारे बांधकाम साहित्य रस्त्यावर अथवा इतर सार्वजनिक जागेवर आढळून आल्यास आपणावर कार्यवाही करणेबाबत संबंधित विभागास कळविण्यात येईल किंवा बांधकाम परवानगी रद्द करण्याबाबतची कार्यवाही सुध्दा करण्यात येईल याबाबतची नोंद घ्यावी.

बांधकाम सुरु असताना जागेवरील रिकामे गाळे / सदनिका यांची संरक्षणाची जबाबदारी संबंधित जमिनीमालक / भूखंडधारक / गाळेधारक यांची राहिल. तसेच अर्धवट बांधलेल्या जागेचा गैरवापर होऊ नये म्हणून संबंधित भूखंड धारकाने कुंपण भित बांधून त्या ठिकाणी अनुचित प्रकार होणार नाही याची दक्षता घ्यावी. गैरकृत्य करताना आढळल्यास संबंधितांस कायदेशिर कार्यवाही करण्यात येईल याची नोंद घ्यावी.

भूखंड सखल भागामध्ये असल्यास जमीनीची पातळी (Ground Level) भरणी करून नोंद करावी. जमीनीची पातळी ही रस्ता आणि Sewer Line यांच्या पेक्षा उंचावर असली पाहिजे. सांडपाणी, पावसाळ्याचे पाणी आणि मल यांचा निचरा योग्यपणे होऊन भूखंडामध्ये पाणी साचणार नाही अशी भूखंडाची पातळी तयार करावी.

इमारतीचे बांधकाम मंजूर नकाशाप्रमाणे करण्यात यावे. बांधकामामध्ये फेरफार अथवा वाढीव बांधकाम करावयाचे असल्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियमातील तरतुदीनुसार बांधकाम नकाशे मंजूर करून घेणे आवश्यक आहे. मंजूर नकाशा व्यतिरिक्त बांधकाम केल्यास ते कायद्यातील तरतुदीनुसार कारवाईस पात्र राहिल, याची कृपया नोंद घ्यावी.

इमारतीचे बांधकाम करणारे मजुरांचे निवासीकरीता (Labour Shed) भूखंडाचे हद्दीत आरोग्याच्या दृष्टीकोनातून त्यांचे तात्पुरते टॉयलेटसह सोय करणे आवश्यक आहे. त्यासाठी भूखंडाचे एका बाजूचे सामासिक अंतरात ३.०० मी. रुंदीचे तात्पुरती शोडस् टॉयलेट करण्यास परवानगी देणेत येत आहे. याबाबत पुरेशी व्यवस्था न केल्यास जोता वेळचे पुढील काम करणेस परवानगी देता येणार नाही. तसेच भोगवला प्रमाणपत्रासाठी अर्ज करणेपूर्वी सदर शोड स्वखर्चाने काढून टाकणेत यावी.

क.मा.प.



“जन्म असो वा मरण आवश्यक नोंदणीकरण”

बांधकाम सुरु करताना कामाचे नाव, बांधकाम परवानगीची तारीख, वास्तुविशारदाचे नांव, जमिन मालकाचे नांव, ठेकेदाराचे नांव, बांधकाम क्षेत्र इ. बाबी दर्शविणारा फलक लावण्यात यावा. महानगरपालिकेस माहितीसाठी ठेकेदाराचे नाव व दुरध्वनी क्रमांक इ. बाबतचा तपशिल काम सुरु केल्यानंतर या कार्यालयास पाठविण्यात यावा ही विनंती.

अट :-

- १) प्रस्तुत भूखंडावरील इमारतीचे बांधकाम करित असतांना बांधकामामुळे आजुबाजुच्या नागरीकांना प्रदुषणाचा त्रास होणार नाही तसेच बांधकाम प्रगतीपथावर असतांना बांधकामावरील मजूर अथवा सभोवतालच्या परिसरातील नागरीकांच्या सुरक्षिततेसाठी National Building Code मधील तरतुदीचे तसेच अनुषंगीक कायद्यातील तरतुदीचे काटेकोरपणे पालन / अंमलबजावणी करणे संबंधीत भूखंडधारक / विकासकावर बंधनकारक राहिल. जर भविष्यात आपले मालकीच्या भूखंडावर चालु असलेल्या बांधकामामुळे जिवीत अथवा सार्वजनिक / खाजगी मालमत्तेस कुठल्याही प्रकारची हानी झाल्यास त्यास संबंधीत भूखंडधारक / विकासक हे सर्वस्वी जबाबदार राहतील.
- २) प्रस्तुत भूखंडावर भोगवटा प्रमाणपत्रासाठी अर्ज सादर करणेपूर्वी आपले भूखंडाचे आजुबाजुस असणा-या सार्वजनिक स्वरुपाचे पदपथ, रस्ते, गटारे, जलवाहिन्या, मलनिःस्सारण वाहिन्या इत्यादी बाबीस काही हाती पोहोचले असल्यास सादर बाबी पुर्ववत करण्याची सर्वस्वी जबाबदारी भूखंडधारकाची / विकासकाची राहिल अन्यथा भोगवटा प्रमाणपत्रासाठी अर्ज विचारात घेतला जाणार नाही, याची नोंद घ्यावी.
- ३) प्रस्तुत भूखंडावर बांधकाम परवानगी दिल्यानंतर संबंधित भूखंडाच्या वास्तुविशारदाने कामाच्या प्रगतीबाबतचा अहवाल दर दोन महिन्यांनी या कार्यालयास विना विलंब सादर करणे बंधनकारक राहिल अन्यथा भोगवटा प्रमाणपत्रासाठी आपला अर्ज विचारात घेतला जाणार नाही याची नोंद घ्यावी.
- ४) आपण आपले नियोजित इमारतीचे बांधकाम प्रत्यक्ष सुरु करण्यापूर्वी आपण सादर केलेल्या हमीपत्रानुसार बांधकाम करताना आवश्यक असणाऱ्या कामगारांच्या कुटुंबामधील ६ ते १४ वर्ष वयोगटातील मुले प्राथमिक शिक्षणापासुन वंचित राहू नये या दृष्टीने त्यांच्या प्राथमिक शिक्षणाची सोय उपलब्ध होत असल्याची खातरजमा करणे अनिवार्य आहे. तशाप्रकारे कामगारांच्या कुटुंबाची व्यवस्था करण्याची आपली अथवा आपले द्वारा नियुक्त केलेल्या कंत्राटदाराची सर्वस्वी जबाबदारी आहे, याची कृपया नोंद घ्यावी.
- ५) प्रस्तुत प्रकरणात जोता मागणी करण्यापूर्वी अग्निशमन अधिकारी, नवी मुंबई महानगरपालिका यांच्याकडील सुधारित ना हरकत दाखला सादर करणे आपल्यावर बंधनकारक राहिल, याची कृपया नोंद घ्यावी.
- ६) प्रस्तुत प्रकरणात सादर करण्यात आलेली कुठलीही माहिती / कागदपत्रे चुकीची अथवा दिशाभूल करणारी असल्याने निदर्शनास आल्यास सादरची परवानगी आपोआप रद्द होईल.

प्रत माहितीसाठी :-

१. मे. अतुल मटेल, वास्तुविशारद,  
१२०९, भूखंड क्र. २६ ए, सेक्टर ०७, खारघर,  
नवी मुंबई-४००७०५.
२. व्यवस्थापक शहर सेवा, सिडको लि.
३. उपआयुक्त (उपकर), नमुंमपा.
४. विभाग अधिकारी, नेरुळ, नमुंमपा.

आपला,

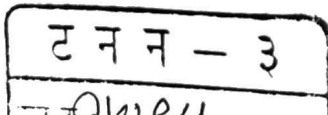
(ओवैस ए. मोमीन)

सहाय्यक संचालक, नगरपालिका

नवी मुंबई महानगरपालिका

Permission is hereby granted under the Planning Act, 1966 and S.M.A. Act, 1966 to M/s. Aramus Realty LLP, Sector 40, Nerul, Navi Mumbai for the redevelopment / Summary of Proposal :-  
**Proposed Built Up Area :-**  
**(No of Units = Residential Units)**

- 1) The Certificate is liable to be cancelled if
  - a) The development is not carried out or is not completed within the period specified in the certificate.
  - b) Any of the conditions specified in the certificate are not complied with by the Corporation.
  - c) The Municipal Corporation is guilty of fraud & misrepresentation under him, in connection with the certificate.
- 2) **THE APPLICANT SHALL**
  - a) Give a notice of commencement of the development.
  - b) Give written notice of completion of the development.
  - c) Obtain an Occupancy Certificate.
- 3) Allow the Officer in-charge to inspect the development if permission has been granted subject to the Regulations and conditions of the certificate. The structural and electrical installation etc. shall conform to the floor area ratio and other provisions of the Indian Standards.
- 4) The Certificate shall be valid only for the further revalidation, Commercial case except the case of the applicant for fresh application for fresh Act, 1966.
- 5) The condition of the certificate shall be binding on successors and transferees.
- 6) A certified copy of the certificate shall be submitted to the name of Owner of the plot. Survey No., Area and shall be installed in the plot.
- 7) The plot boundary shall be marked to this section.
- 8) The amount of the deposit shall be forfeited if any other condition of the Certificate is not complied with the Commission. You shall be liable to pay the remedy or compensation. You shall confirm to the Commission.





ट न न - ३
दिनांक 18/03/2019
08/1/20

**NAVI MUMBAI MUNICIPAL CORPORATION**  
**AMENDED COMMENCEMENT CERTIFICATE**

NO.NMMC/TPO/BP/20191CNMMC14862/1111/2019

DATE: 18/03/2019

Permission is hereby granted under Section 45(1) (iii) of the Maharashtra Regional & Town Planning Act, 1966 and Section 253 & 254 of the Bombay Provincial Municipal Corporation Act, 1949, M/s. Aramus Realty LLP, Thru Partners Shri. Rohit Mahadev Patel & Others (3) on Plot No. 23, Sector 40, Nerul, Navi Mumbai. As per the approved plans and subject to the following conditions for the redevelopment / reconstruction work of the proposed Building.

Summary of Proposal :-

Proposed Built Up Area - Resl. - 1564.810m<sup>2</sup>+Comm. - 355.068m<sup>2</sup> Total Built Up Area - 1919.878 m<sup>2</sup>  
(No of Units = Residential - 26, Shops - 09, Office - 07, FSI = 1.50.

- 1) The Certificate is liable to be revoked by the Corporation if :
  - a) The development work in respect of which permission is granted under this Certificate is not carried out or the use there of is not in accordance with the sanctioned plans.
  - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
  - c) The Municipal Commissioner is satisfied that the same is obtained by the Applicant through fraud & misrepresentation and the Applicant and / or any person deriving title through or under him, in such and event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.
- 2) **THE APPLICANT SHALL :**
  - a) Give a notice to the Corporation on completion up to plinth level and 7 days before the commencement of the further work.
  - b) Give written notice to the Municipal Corporation regarding completion of work.
  - c) Obtain an Occupancy Certificate from the Municipal Corporation.
- 3) Allow the Officers of the Municipal Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of enforcing the building control Regulations and conditions of this Certificate.  
The structural design, building materials, plumbing services, fire protection, electrical installation etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code amended from time to time by the Indian Standard Institutions.
- 4) The Certificate shall remain valid for a period of one year from the date of issue and can be further revalidated as required under provision of Section M.R. & T. P. Act, 1966. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act, 1966.
- 5) The condition of this Certificate shall not be binding not only on the Applicant but also its successors and every person deriving title through or under them.
- 6) A certified copy of the approved plans shall be exhibited on site and the Name Board showing name of Owner, Architect, Builder & Structural Engineer, Ward No., Sector No., Plot No., Survey No., Area of Plot No., of flats, Built-up Area, Commencement Certificate No. & Date shall be installed on site.
- 7) The plot boundaries shall be physically demarcated immediately and the intimation be given to this section before completion of plinth work.
- 8) The amount of S.D. Rs. 69,896/- S.D. Rs. 25,632/- for Mosquito Prevention's Rs. 25,632/- for debris & S.D. Rs. 6,500/- for Tree Plantation deposited with NMMC as Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the corporation for breach of any other Building Control Regulation and condition attached to the permission covered by the Commencement Certificate. Such a forfeiture shall be without prejudice to any other remedy or right of the Municipal Corporation.
- 9) You shall provide overhead water tank on building & underground water tank in two compartments. One for drinking water & another for other than drinking water. It should confirm to the standards applicable in this behalf.

आपला,

(ओविस ए. मोमीन)  
पक संचालक, नगररचन  
मुंबई महानगरपालिका



**Maharashtra Real Estate Regulatory Authority**

**REGISTRATION CERTIFICATE OF PROJECT  
FORM 'C'**

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number **P51700019222**  
Project: **The Domus**, Plot Bearing / CTS / Survey / Final Plot No.: **23 at Navi Mumbai (M Corp.), Thane, Thane**  
**400706;**

1. **Aramus Realty LLP** having its registered office / principal place of business at **Tehsil: Thane, District: Thane, Pin: 400706.**

2. This registration is granted subject to the following conditions, namely:-

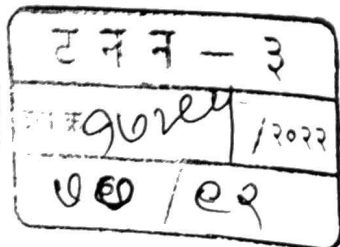
- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Right of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable from the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from **14/01/2019** and ending with **31/12/2023** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid  
Digitally Signed by  
Dr. Vasant Premchand Prabhakar  
(Secretary, Maharashtra Real Estate Regulatory Authority)  
Date: 1/14/2019 4:54:41 PM



शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीपत्र क्रमांक - निर्मित देवात भजला, नरिमन पोईट, मुंबई - 400021, मुळा क्रमांक - "गिडको" चौ.सी.जी. विकास, चौ.सी.जी. महामंडळ, मुंबई - 400017.

भूमी व भूमापन विभाग - सिडको भवन

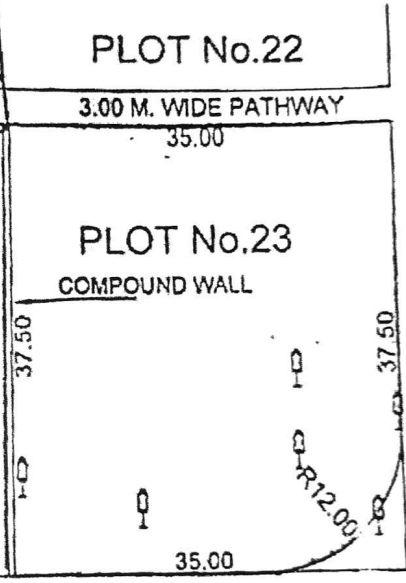
दिनांक : 05/09/2018

मोजमागः सह लेफ्ट नोड गधील सेक्टर क्रमांक 40 भूखंड क्रमांक 23 यांचा सिमांकन  
 नवाशा राज ओडी (सी.जी.सी.) यांचे पत्र क्रमांक सिडको/सी.जी.सी./पत्रके/सी.जी.सी./सि.जी.सी.-2  
 दिनांक 1/120 च्यानुसार सिमांकनाचा नवाशा तयार केला. 2017-18/253  
 भूखंडाचे क्षेत्रपट्ट 1281.59 चौ.मी.

याप्रमाणे भूखंडाची हद



ट न न - 3  
 वल्ल क्र. 203/2018  
 23/12



समत सिमांकन नकाशा  
 मा. परिष्कृत निधीचमकार (वि.यो) यांचे  
 पत्र क्र. सिडको / निधीचम (वि.यो) /  
 दिनांक 09/02/1996 अन्वये

क्षेत्राधिकारी (भूमापन)  
 सिडको मर्यादित

सहाय्यक भूमापन अधिकारी  
 सिडको



ट न न - 3  
 वल्ल क्र. 203/2022  
 20/12

For ARAMUS REALTY

Partner  
 नवाशा तयार करणारा : भूमापन

Purchaser/ Financer	NOC Rele Date
Mr. Rajesh Guralmal Nagpal	27-09-20

88/ADO/888  
 CUC - Marketing Cell  
 CIDCO Limited



ट न न - 3  
 वल्ल क्र. 203/2022  
 20/12

Date: 27-09-2022

M/s. Aramus Realty LLP

Shop No 2, Plot No 85, Sector-50E, Nerul, Navi Mumbai, Thane, Maharashtra – 400706

Sub: Mortgage release letter in respect of Unit No. 1002 at Project "The Domus" Situated at Plot No 23, Sector-40, Opposite Kendriya Vihar, Karave Link Road, Seawoods, Navi Mumbai, Maharashtra.

Dear Sir,

As requested by you, we hereby confirm that AU Small Finance Bank Limited earlier known as AU Financiers (India) Ltd. has no objection in your selling the said unit to the respective customer and such customer may obtain housing finance from Banks/FI's/HFI's. Accordingly, we release lien / charge on the said property and also permit you to hand over the physical possession of the same to the buyers and furthermore we have no objection to mortgage/creation of charge/Lien on unit/flat in favor of Banks/FI's/HFI's.

The NOC to create mortgage on the Unit No.1002 sold is valid subject to total consideration against such unit must be deposited in RERA Collection A/c for this project maintained with AU Small Finance Bank Limited details of which are as follows- Aramus Realty LLP RERA Collection A/c No 1921234824320195. Such receipts shall not be less than Rs.11000/- per Sq. Ft on Salable Area as per MSP Clause. Further, this NOC shall become invalid if at least 10% of consideration is not received in the account mentioned within 45 days from the date of its issuance.

Kindly note that this NOC is being issued in respect of the said property only and AU Small Finance Bank Limited (Au Financiers (India) Ltd.) will continue to hold charge on the other Units mortgaged to AU Small Finance Bank Limited (Au Financiers (India) Ltd.) in the Project till the clearance of the loan availed by your company for the said project. Further that all previous NOC's issued with regard to the flat/unit mentioned in the Annexure-I hereby stand cancelled/revoked

**ANNEXURE 1**

Project "The Domus" Situated at Plot No 23, Sector-40, Opposite Kendriya Vihar, Karave Link Road Seawoods, Navi Mumbai, Maharashtra

**UNITS FOR WHICH NOC ISSUED: -**

S. No.	Nature of Structure	Unit No.	RERA Carpet Area (Sq. Mtr.)	Type of NOC	Purchaser/ Financer	NOC Release Date
1	High Rise	1002	102.984	Fresh	Mr. Rajesh Guralmal Nagpal	27-09-2022



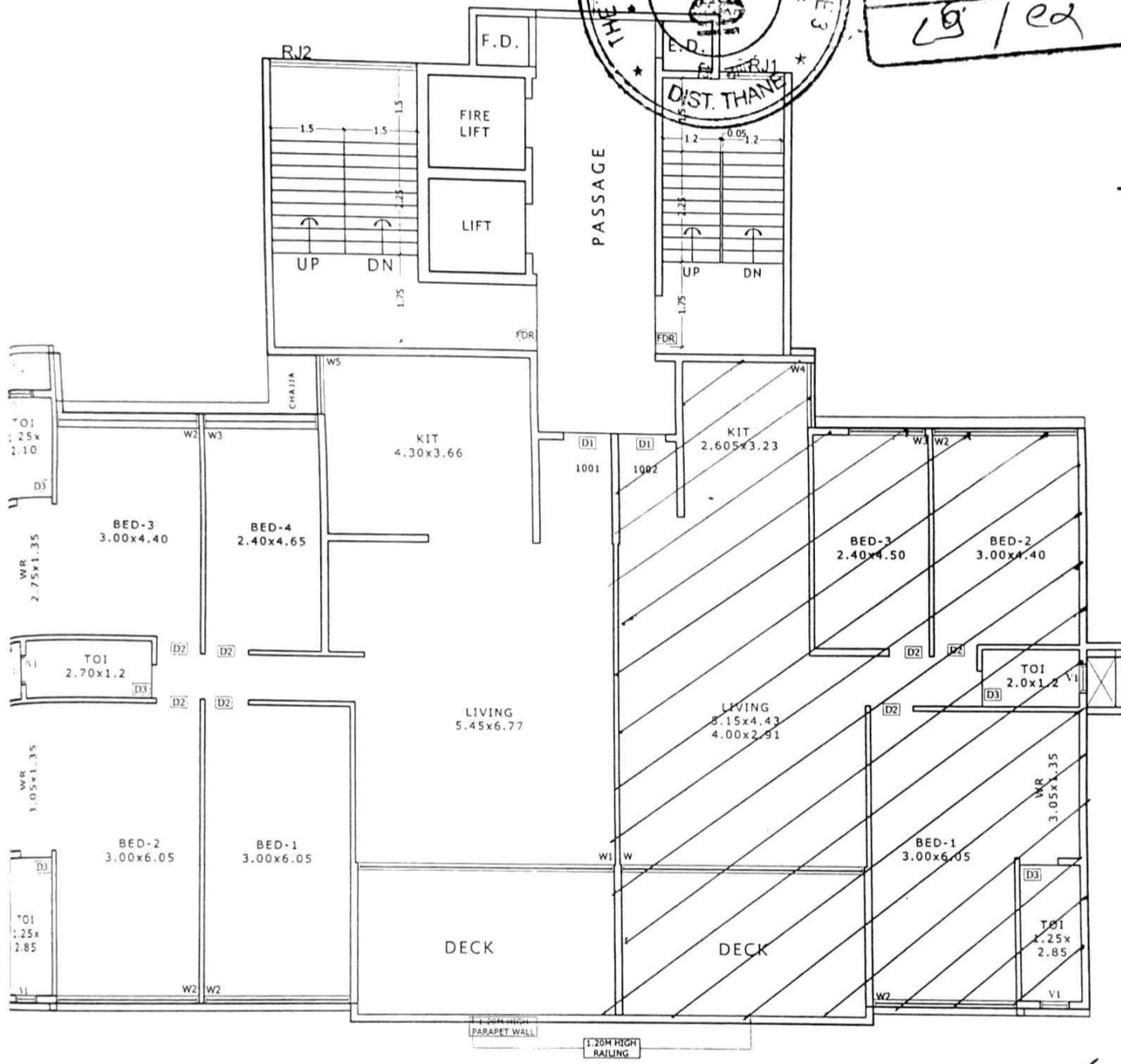
Thanking You,  
SUB REGISTRAR  
For AU Small Finance Bank Limited.  
Digitally signed by ARPIT JAIN  
Date: 2022.09.27 18:59:30  
+05'30'  
THANE  
Registered Office  
AU SMALL FINANCE BANK LIMITED  
19-A, Dhyani Park Garden, Ajmer Road,  
Jaipur - 302001, Rajasthan, India  
Phone: +91 141 4110060/61, Fax: +91 141 4110090  
CIN: L36911RJ1996PLC011381  
Formerly known as Au Financiers (India) Limited

Handwritten signature and stamp area containing the text 'रजन - 3' and 'guralmal'.

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 गवरेय 12022  
 एड/एड



PROPOSED RESIDENTIAL & COMMERCIAL BUILDING  
 AT PLOT NO.23, SECTOR.40,NERUL, NAVI MUMBAI.

*Rajesh C.*

DEVELOPERS	FLAT NO.	1002
	FLOOR	TENTH
	CARPET AREA	102.984 Sq.mtrs Carpet area.
	TERRACE AREA	15.200 Sq.mtrs Deck area.
SIGNATURE OF DEVELOPERS		SIGNATURE OF PURCHASER
<i>[Signature]</i>		<i>Rajesh C.</i>

Continuation Sheet

Thane, the Search Report

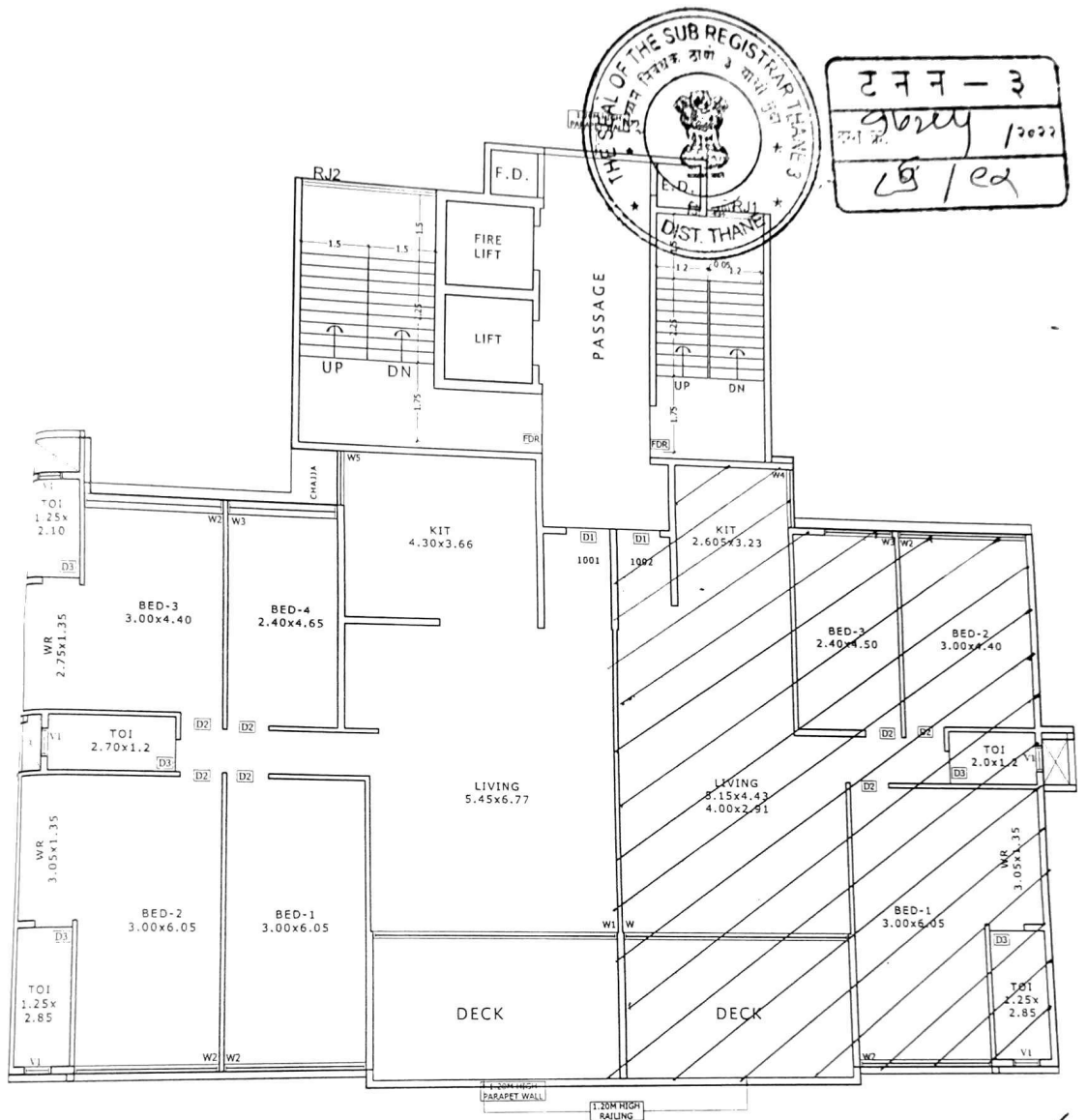
Information cited herein above  
 subject to compliance of all the  
 agreement To Lease &  
 title of the M/S . ARAMUS  
 . SUDHIR MANJIBHA.  
 R . MAHADEV KANJ  
 E LICENSEE/S, to the  
 marketable & free from all  
 AU SMALL FINANCE  
 S, ARAMUS REALTY  
 MANJIBHAI BHUSHAN,  
 (KANJI PATEL AND 4)  
 had acquired valid and  
 of the Flats, Shops and  
 as per the building  
 CORPORATION



q.Mrs Area , Sector

Your truly  
*Sanket Vijay Dalvi*

**Sanket Vijay Dalvi**  
 B Com, LL.B  
**ADVOCATE**  
 S-III Type, Sector-2 Vashi  
 Navi Mumbai- 401 703



777-3  
 9/2/22  
 10/2

PROPOSED RESIDENTIAL & COMMERCIAL BUILDING  
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SIGNATURE OF DEVELOPERS		SIGNATURE OF PURCHASER
<i>Sanket Vijay Dalvi</i>		<i>Rajesh C</i>

आयकर विभाग  
INCOME TAX DEPARTMENT  
PARAMUS REALTY LLP



भारत सरकार  
GOVT. OF INDIA



13/08/2016

Permanent Account Number

ABGFA3000R

14102016

भारत सरकार  
Government of India



रोहित महादेव पटेल  
Rohit Mahadev Patel  
जन्म तारीख/DOB: 29/06/1993  
पुरुष / MALE



6807 5764 7577  
VID: 9107 0889 5669 1480

माझे आधार, माझी ओळख


आयकर विभाग  
INCOME TAX DEPARTMENT  
RAJESH GURALMAL NAGPAL

भारत सरकार  
GOVT. OF INDIA

GURALMAL BILANDMAL NAGPAL

16/09/1971

Permanent Account Number  
AADPN1645H



*Rajesh*  
Signature

भारत सरकार  
Government of India



राजेश गुरलमल नागपाल  
Rajesh Guralmal Nagpal  
जन्म वर्ष / Year of Birth : 1971  
पुरुष / Male



5 6491 4357

आधार - सामान्य माणसाचा अधिकार

भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India



पत्ता S/O: गुरलमल नागपाल, फ्लॉट  
नं. 201, जाई गुरुदेव सोपचरस, प्लॉट  
नं. 8, ऑफ पाल्म बीच रोड, सुरज  
हॉस्पिटल समोर, सेक्टर - 1, सानपाडा,  
नवी मुंबई, नवी मुंबई, ठाणे, सानपाडा,  
महाराष्ट्र, 400705

Address: S/O: Guralmal Nagpal,  
Flat No. 201, Jai Gurudev CHS,  
Plot No. 8, Off Palm Beach Road,  
Opp Suraj Hospital, Sector - 1,  
Sanpada, Navi Mumbai, Navi  
Mumbai, Thane, Sanpada,  
Maharashtra, 400705

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DOI: 23-03-2011


AUTHORISATION TO DRIVE FOLLOWING CLASS  
OF VEHICLES THROUGHOUT INDIA

COV DOI  
MCWG 23-03-2011

DOB: 07-02-1989 BG

Name: RAJESH POL  
S/D/W of K...  
Add: P. NO-339, SEC. 7, KOPAR KHARANE,  
NAVI MUMBAI.

PIN...  
Sign...  
Issu... MH43 2011254




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०२/०४/२०२२

८६/१०

THE UNION OF INDIA  
INTRA STATE MOTOR DRIVING LICENCE

DL No. MH43 20080016154  
Valid Till: 23-01-2024 (NT)

DOI: 04-01-1992

DLR 04-01-20

TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA